



City of Dallas

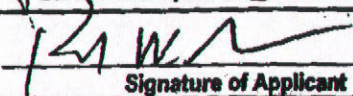
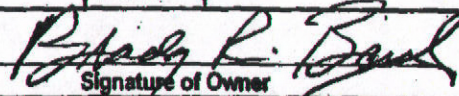
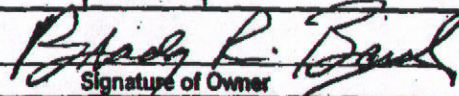
Department of Development Services

1500 Marilla Street Room 5B North Dallas, TX 75201 Phone 214.670.4208 Fax 214.670.4210

Zoning Change Application

October 2002

Provide the following information. (Please print).

Applicant		Representative		Owner	
Owner <input type="checkbox"/>	Prospective Buyer <input checked="" type="checkbox"/>			Individual <input type="checkbox"/>	Corporation <input type="checkbox"/>
Tenant <input type="checkbox"/>				Partnership <input type="checkbox"/>	Trust <input type="checkbox"/>
Name:	Kiest Blvd. L.P.	Name:	GEES, Inc. (Allen Bussell)	Name:	The Hondo Trust
Address:	318 A Dallas Drive	Address:	1621 Amanda Ct.	Address:	11615 Forest Central #209
City/ST/Zip:	Denton, TX 76205	City/ST/Zip:	Ponder, TX 76259	City/ST/Zip:	Dallas, TX 75243-3921
Telephone:	940.243.0945	Telephone:	940.482.2907	Telephone:	
Fax:	214.485.1684	Fax:	940.482.8128	Fax:	
E-mail:	LandDevelopment@ez2.net	E-mail:	abussell@gees.us	E-mail:	
 Signature of Applicant		 Signature of Representative		 Signature of Owner	

Existing zoning:	IR	Location & cross street: Northeast corner of Kiest Boulevard and Southerland	
Mapco no.	55-M	Request: Create a pedestrian friendly, low to moderate density, mixed-use development. Uses located as follows: Commercial optional multi-family on 2nd or 3rd floors along Kiest Boulevard, transition to a Townhouse use in the center of the tract and then to a Single Family Detached use with a Community Center on the east side of the property.	
Zoning map no.	L-7, L-8, M-7, M-8		
Council district	7		
School district	5		
Census tract no.	0086.03	Lot(s)/Block(s): Block 7716, Tract 1	Size of request: 37.1 Acres

Areas below to be completed by staff during application intake.

General Zoning Change*	Specific Use Permit*	Planned Development District*	Deed Restrictions*
	New <input type="checkbox"/> Renewal <input type="checkbox"/>		Termination <input type="checkbox"/> Amendment <input type="checkbox"/>
	Amendment <input type="checkbox"/> Auto Renewal**		
Proper signatures <input type="checkbox"/>	Proper signatures*** <input type="checkbox"/>	Proper signatures <input checked="" type="checkbox"/>	Proper signatures <input checked="" type="checkbox"/>
Letter(s) of authorization <input type="checkbox"/>	Letter(s) of authorization*** <input type="checkbox"/>	Letter(s) of authorization <input checked="" type="checkbox"/>	Letter(s) of authorization <input checked="" type="checkbox"/>
Land use statement <input type="checkbox"/>	Land use statement <input type="checkbox"/>	Land use statement <input checked="" type="checkbox"/>	Land use statement <input checked="" type="checkbox"/>
Zoning Location Maps (2) <input type="checkbox"/>	Draft Conditions <input type="checkbox"/>	Draft Conditions <input checked="" type="checkbox"/>	Zoning Location Maps (2) <input checked="" type="checkbox"/>
Tax Plat Maps (2) <input type="checkbox"/>	Zoning Location Maps (2)*** <input type="checkbox"/>	Zoning Location Maps (2) <input checked="" type="checkbox"/>	Tax Plat Maps (2) <input checked="" type="checkbox"/>
Correct lot & block or Metes & Bounds survey with drawing (2) <input type="checkbox"/>	Tax Plat Maps (2) <input type="checkbox"/>	Tax Plat Maps (2) <input checked="" type="checkbox"/>	Correct lot & block or Metes & Bounds survey with drawing (2) <input type="checkbox"/>
Copy of Deed <input type="checkbox"/>	Correct lot & block or Metes & Bounds survey with drawing (2) <input type="checkbox"/>	Correct lot & block or Metes & Bounds survey with drawing (2) <input checked="" type="checkbox"/>	Copy of Deed <input checked="" type="checkbox"/>
Tax and lien statements <input type="checkbox"/>	Copy of Deed <input type="checkbox"/>	Copy of Deed <input checked="" type="checkbox"/>	Tax and lien statements <input checked="" type="checkbox"/>
Traffic Impact Worksheet <input type="checkbox"/>	Tax and lien statements <input type="checkbox"/>	Tax and lien statements <input checked="" type="checkbox"/>	List of partners/principals/officers*** <input type="checkbox"/>
Traffic Impact Study or Waiver*** <input type="checkbox"/>	Traffic Impact Worksheet <input type="checkbox"/>	Traffic Impact Worksheet <input checked="" type="checkbox"/>	Termination instrument** <input type="checkbox"/>
List of partners/principals/officers** <input type="checkbox"/>	Traffic Impact Study or Waiver*** <input type="checkbox"/>	Traffic Impact Study or Waiver*** <input checked="" type="checkbox"/>	New instrument** <input type="checkbox"/>
	List of partners/principals/officers*** <input type="checkbox"/>	List of partners/principals/officers*** <input checked="" type="checkbox"/>	Copy of executed deed restrictions** <input type="checkbox"/>
	Site Plans (10 folded) <input type="checkbox"/>	Conceptual plans (10 folded) or Development Plans (10 folded) <input checked="" type="checkbox"/>	
	Landscape Plans (10 folded)** <input type="checkbox"/>	Landscape Plans (10 folded)** <input checked="" type="checkbox"/>	
	Tree Survey (2 folded)** <input type="checkbox"/>	Tree Survey** <input checked="" type="checkbox"/>	
		Elevation/perspectives (optional) <input type="checkbox"/>	

*Additional requirements may be determined as necessary prior to application acceptance. ** If required.

2 year waiver:	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Filing fee: \$	9547.00	Sign fee: \$	50.00	Date filed: 6-8-05
Escarpment	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Receipt no.	32500	Receipt no.	32500	Accepted by: JS
Floodplain	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Notification area:	500 FT.	No. of signs:	5	Date withdrawn:

JULY 21, 2005

Pitner

GOVERNMENT
EXHIBIT

1554

3:07-CR-0289-M

COD_HOU 0009331

Land Use Statement

Purpose:

- 37 acre tract currently
- Zoned for light industrial uses.
- Adjacent properties
 - North, DART bus facility
 - East, Railroad tracks
 - South, Southerland Drive
 - West: Kiest Boulevard
- No existing structures are located on the property
- Provide a mixed use neighborhood close to transportation and employment. To create a walkable community that encourages interaction between residents
- Maximum building height and lot coverage are listed below in the proposed conditions.

Location:

Subject tract is located at 3200 East Kiest Boulevard (Northeast corner of Kiest and Southerland).

Proposed Conditions

Land Use:

Use Location: Project is divided into 3 areas with limits based on the southwest corner of the tract extending a line north and perpendicular to the northern boundary line of the tract. (Reference: Exhibit A)

1. Commercial mixed use
 - a. Located along Kiest Boulevard extending to a line not to exceed 650 feet from the Southwest corner of the property.
2. Townhouse
 - a. Located adjacent to the Commercial/Mixed Use area and extending to a line not to exceed 1200 feet from the Southwest corner of the property.
3. Single Family Detached.
 - a. Located adjacent to the townhouse area and extending to the eastern most boundary of the property.

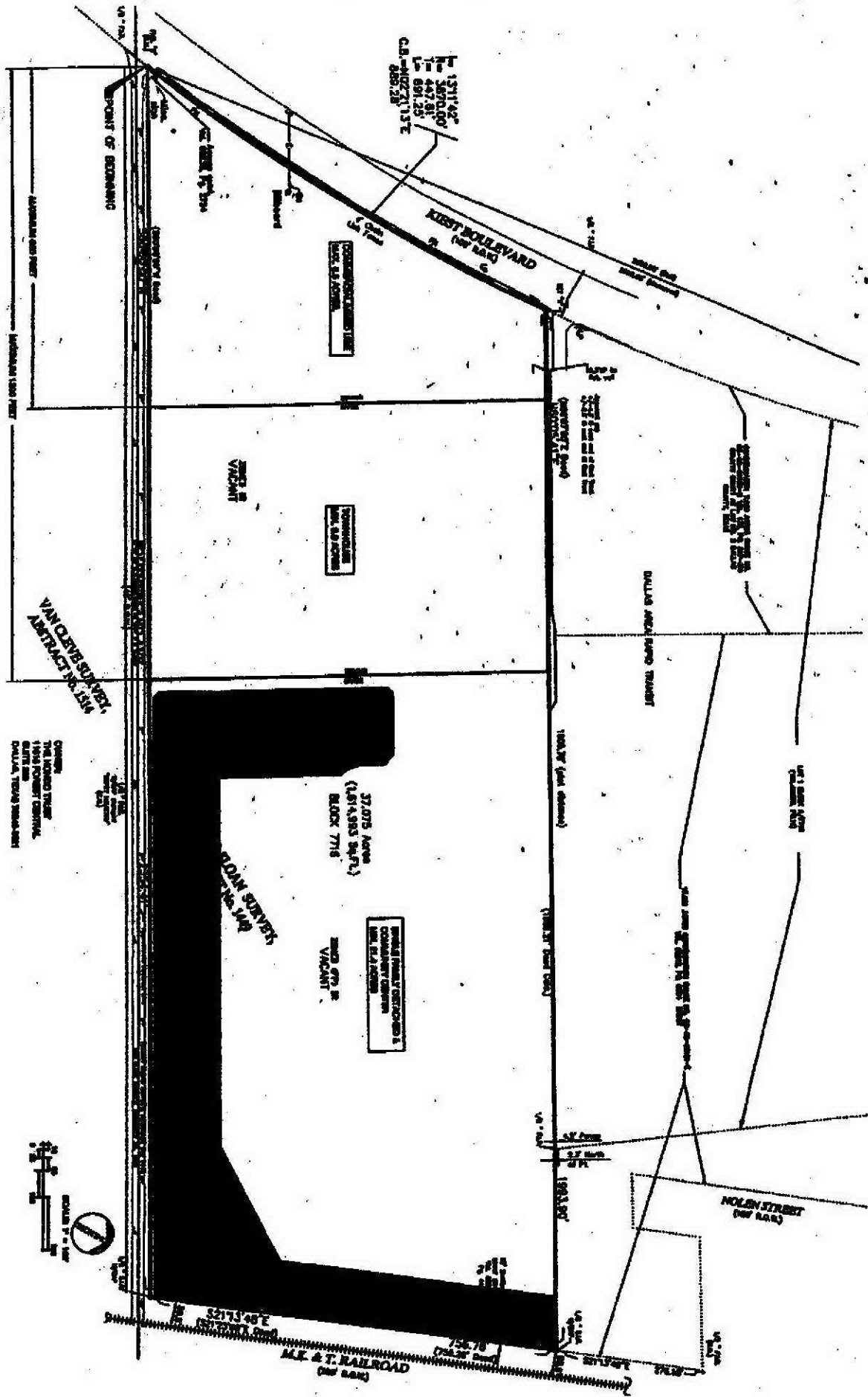
Allowed Uses:

1. Commercial Mixed Use:

- a. All uses allowed in NS(A) Neighborhood Service District
- b. All uses allowed in NO(A) Neighborhood Office District
- c. Financial Institution with Drive-thru
- d. Financial Institution without Drive-thru
- e. General Merchandise or Food Store 3,500 square feet or less
- f. General Merchandise or Food Store greater than 3,500 square feet
- g. Dry Cleaning or Laundry Store with Drive-thru
- h. Dry Cleaning or Laundry Store without Drive-thru
- i. Personal Services Uses
- j. Multi-Family (allowed on second and third story only)

COD_HOU 0009332

COD_HOU 0009333



PROPERTY DATA
 Address: 3000 E. HIGHT BLVD
 Building Zoning: R-1
 Map: 65-14 (DALLAS)
 Zoning Map #: 65-14 (DALLAS)
 Council District: 7
 School District: 6
 Census Tract: 0006.00
 Neighborhood: 8006.00

Exhibit A

OWNER:
 THE LONDO TRUST
 1104 ROBERT CENTRAL
 SUITE 100
 DALLAS, TEXAS 75204-1001

PREPARED BY:
 CEDAR CREST SQUARE, L.P.
 310 A DALLAS STREET
 SUITE 100
 DALLAS, TEXAS 75204-1001

DATE:
 11/14/2000

BY:
 CEDAR CREST SQUARE, L.P.

Cedar Crest Square

ORIG EDWARDS
 ENGINEERING SERVICES, INC.
 2200 EDWARDS, P.E.
 101 LAMAR COUNTY, JENSEN, TX 75089
 Phone: 940.359.7000
 Fax: 940.359.7001
 WWW.EDWARDS-INC.COM

COLLECTOR LINED
USE:
1. TO COLLECT AND TRANSPORT WASTE FROM THE HOUSEHOLD TO THE STREET
2. TO COLLECT AND TRANSPORT WASTE FROM THE STREET TO THE TRANSFER STATION
3. TO COLLECT AND TRANSPORT WASTE FROM THE TRANSFER STATION TO THE LANDFILL

BOULEVARD MARK
USE:
1. TO MARK THE LOCATION OF THE TRANSFER STATION
2. TO MARK THE LOCATION OF THE LANDFILL
3. TO MARK THE LOCATION OF THE COLLECTION LINED

RESIDENTIAL TOWNHOUSE
USE:
1. TO PROVIDE A PLACE FOR THE HOUSEHOLD TO LIVE
2. TO PROVIDE A PLACE FOR THE HOUSEHOLD TO WORK
3. TO PROVIDE A PLACE FOR THE HOUSEHOLD TO RECREATE

RESIDENTIAL SINGLE FAMILY
USE:
1. TO PROVIDE A PLACE FOR THE HOUSEHOLD TO LIVE
2. TO PROVIDE A PLACE FOR THE HOUSEHOLD TO WORK
3. TO PROVIDE A PLACE FOR THE HOUSEHOLD TO RECREATE

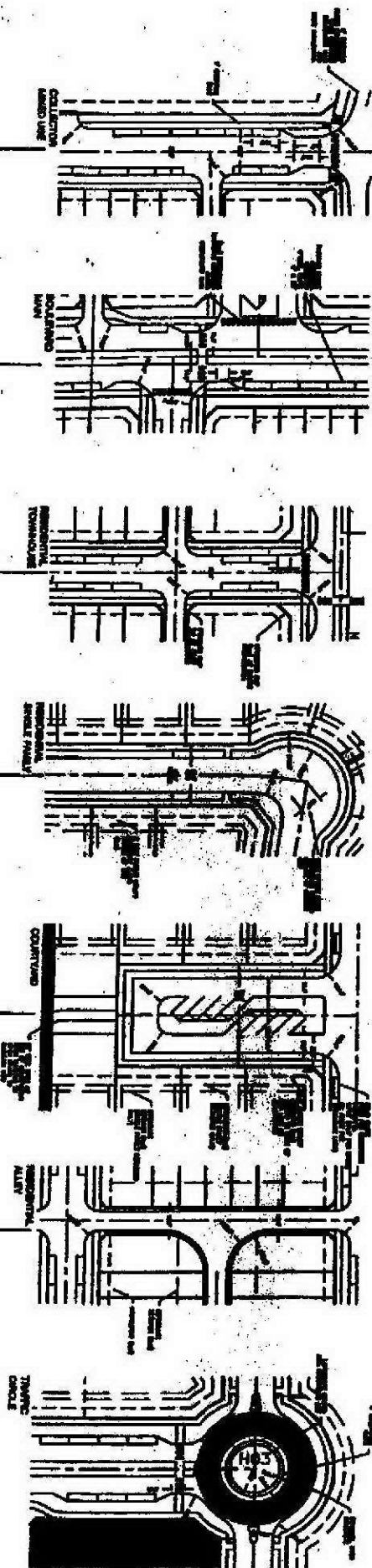
COURTYARD
USE:
1. TO PROVIDE A PLACE FOR THE HOUSEHOLD TO LIVE
2. TO PROVIDE A PLACE FOR THE HOUSEHOLD TO WORK
3. TO PROVIDE A PLACE FOR THE HOUSEHOLD TO RECREATE

RESIDENTIAL ALLEY
USE:
1. TO PROVIDE A PLACE FOR THE HOUSEHOLD TO LIVE
2. TO PROVIDE A PLACE FOR THE HOUSEHOLD TO WORK
3. TO PROVIDE A PLACE FOR THE HOUSEHOLD TO RECREATE

TRANSFER CIRCLE
USE:
1. TO PROVIDE A PLACE FOR THE HOUSEHOLD TO LIVE
2. TO PROVIDE A PLACE FOR THE HOUSEHOLD TO WORK
3. TO PROVIDE A PLACE FOR THE HOUSEHOLD TO RECREATE

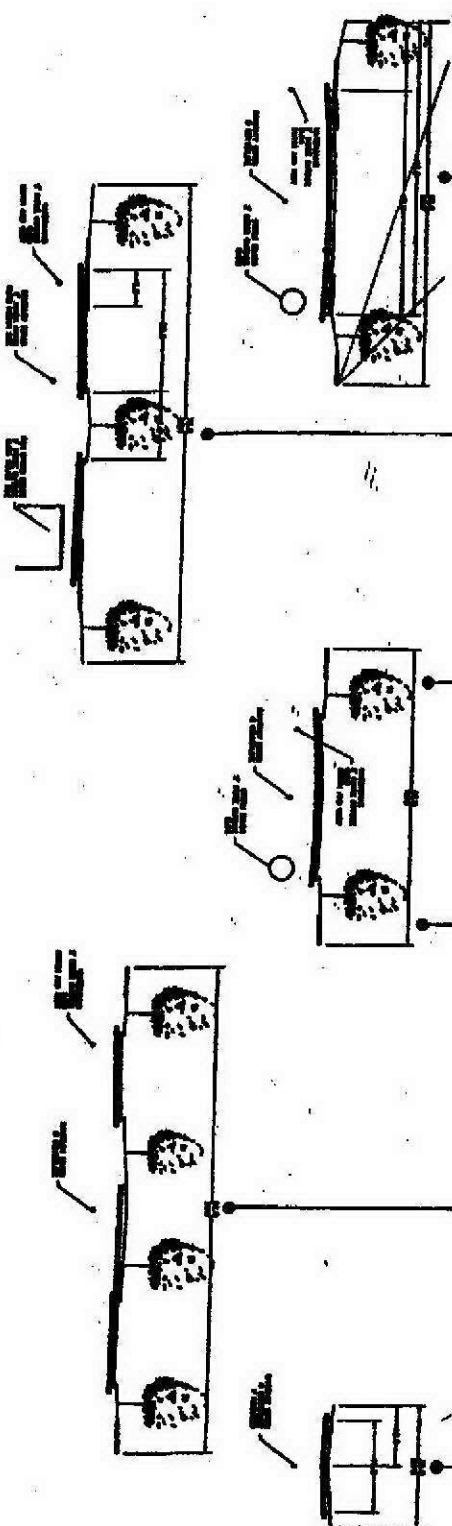
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STANDARDS



PLAN VIEW 1:10

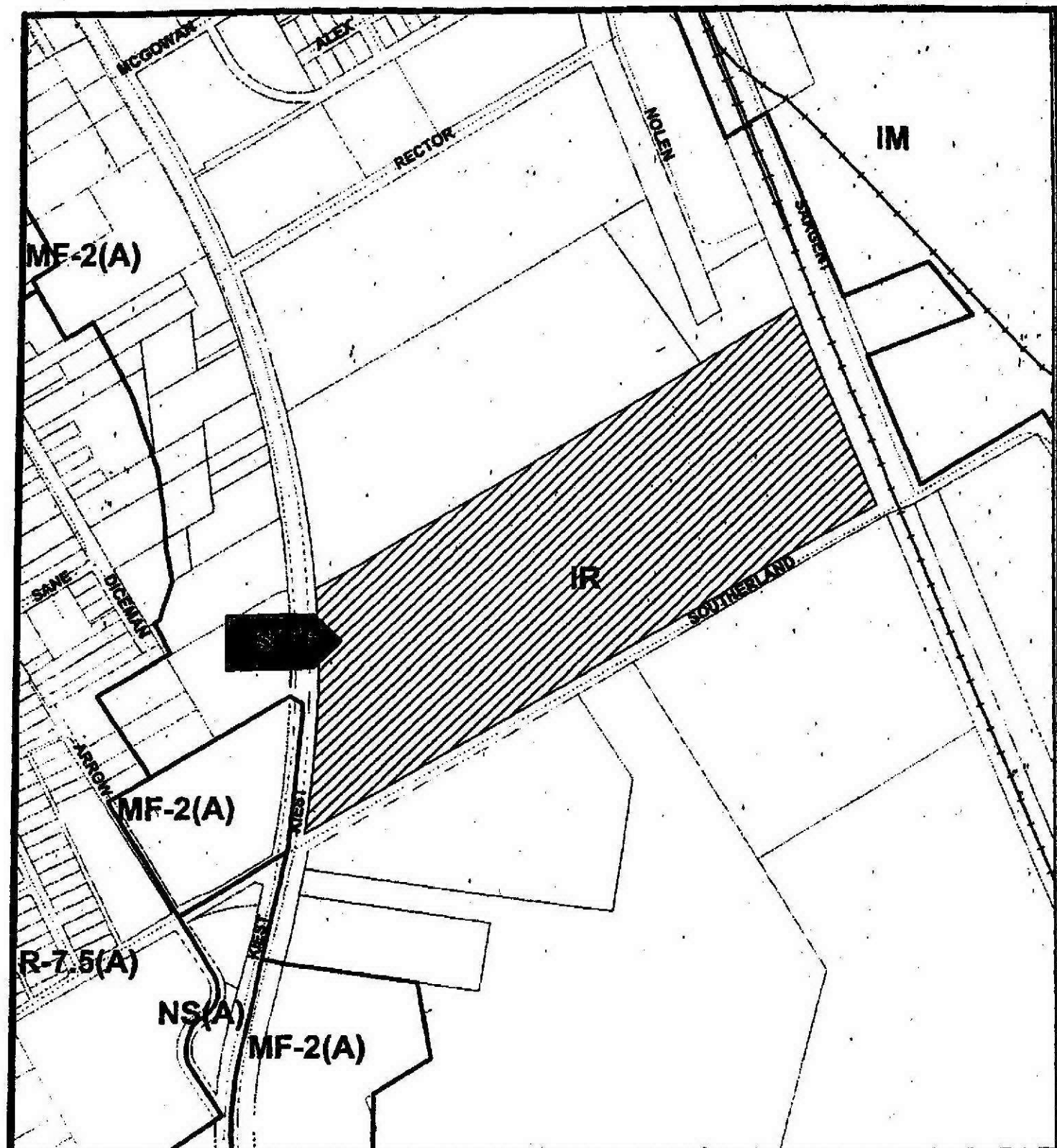
SECTIONS 1:10



Cedar Crest Square

ORGO EDWARDS
ENGINEERING SERVICES, INC.
ORGO EDWARDS & ASSOCIATES, P.C.
1001 ALABAMA STREET, SUITE 1100
HOUSTON, TEXAS 77002
713/861-1100

Exhibit B



300 150 0 300 Feet

Location & Zoning

Map: L-7, L-8, M-7, M-8
Case No.: Z045-248

COD_HOU 0009335

Sent: Tue, 28 Dec 2004 20:05:54 +0000 GMT
From: "Don Hill" <dhill@mycingular.blackberry.net>
Subject: Corner of kiest and Southerland
To: "Teresa ODonnell" <todonne@ci.dallas.tx.us>
Cc: "Ryan Evans" <REVANS@mail.ci.dallas.tx.us>, "Jerry Killingsworth" <JKILLIN@mail.ci.dallas.tx.us>

There is a landfill at this location which is a site for a major housing development. The project will seek some City bond money and killingsworth is excited about the potential of the project. at issue is whether the landfill permit which is about to expire will be renew. jerry sudsberry in development services has been working on this issue. This is a very important issue for this development going forward and is obviously important for the furtherance of the Council policy of southern sector economic development. Please let me know the status. thanks
don hil

COD_HOU 0009337

Sent: Mon, 03 Jan 2005 15:17:07 -0600
From: "Theresa O'Donnell" <todonne@mail.ci.dallas.tx.us>
Subject: Re: Corner of kiest and Southerland
To: <dhill@mycingular.blackberry.net>
Cc: "Jerry Killingsworth" <JKILLIN@mail.ci.dallas.tx.us>, "Johnny Sudbury" <JSudbury.OCMCPO.PWTmail@mail.ci.dallas.tx.us>, "Ryan Evans" <RyanEvans.First#032#Administrative#032#Group.Exchange@mail.ci.dallas.tx.us>
Good afternoon CM Hill -

here is what I know on that property.

this is a Flood Plain reclamation fill permit and is across the street from the proposed development. On this particular site, all of the allowable extensions of time have been exhausted and the site is officially shut down as of December 31, 2004. As of this time, they have not resubmitted for a new permit.

A new permit would be very difficult. Johnny Sudbury went out there today and the office on site has been removed and the gates are locked. There are not any valid permits or C.O.'s and therefore should not be any construction related activity on the property. We will watch the property and let you know if anything pops up.

Theresa

>>> "Don Hill" <dhill@mycingular.blackberry.net> 12/28/04 02:05PM >>>

There is a landfill at this location which is a site for a major housing development. The project will seek some City bond money and Killingsworth is excited about the potential of the project. At issue is whether the landfill permit which is about to expire will be renewed. Jerry Sudbury in development services has been working on this issue. This is a very important issue for this development going forward and is obviously important for the furtherance of the Council policy of southern sector economic development. Please let me know the status. Thanks Don Hill

COD_HOU 0009338



CITY OF DALLAS

March 24, 2005

Mr. Ronald Slovacek
Kiest General, LLC
318A Dallas Drive
~~Dallas~~, TX 76205

Denton

Re: Single-family Participation/Contract Documents

Dear Mr. Slovacek:

On February 23, 2005, the City Council Approved an amount of \$883,250 for the Single-Family Bond Infrastructure Proposal for the Cedar Crest Square project, assuming program criteria are met. The following documentation and/or information are required by the Department prior to execution of the Participation Agreement and the Contract. Please provide the following if not previously provided or if documents have changed:

- Market Study
- Environmental Study
- Appraisal
- Articles of Incorporation/Bylaws
- Board of Directors
- Compliance information (on properties owned or developed) Status of all city and county taxes; any code violations
- Federal Income Tax returns
- Tax ID number
- Development/General Partnership financial history
- Completed Good Faith Effort documentation package for Schedule I improvements (City participation only)
- Completed Certification of Application
- Receive City approval of licensed Engineer/PE and/ or consulting firm to be used
- All projects are required to comply with the Storm Water Pollution Prevention requirement. A copy is included.

COD_HOU 0009317

KIEST BLVD., LP

Monday, January 31, 2005

Mark Obeso
City of Dallas
City Hall, 6CN
1500 Marilla
Dallas, TX 75201

Sent Via Fax to: 214-670-0156

Re: Cedar Crest Square-Residential Development Acquisition Loan Program

Dear Mark:

We look forward to a successful partnership with the city in our Cedar Crest Square single family home subdivision at Kiest and Southerland in Dallas. As per our request in December of 2004 for \$150,000.00 from the Residential Development Acquisition Loan Program and in regards to the recommendation for approval that was made by the Loan Committee and the Housing and Neighborhood Development Committee, we request that our application for funds be processed as soon as possible and placed on the next available City Council agenda. We anticipate closing on the property in April, 2005 and beginning construction in August, 2005.

Thank you for your time, attention and help throughout this process.

Sincerely,


Ronald W. Slovacek
Manager of Kiest General, LLC

318A Dallas Drive
Denton/Texas/76205
469-231-2825/Fax: 940-243-0912

COD_HOU 0009336



CITY OF DALLAS

April 19, 2005

Mr. Ronald Slovacek
Ms. Andrea Spencer
Kiest Blvd., LP
318A Dallas Drive
Denton, TX 76205

Re: Residential Development Acquisition Loan Program Award

Dear Mr. Slovacek and Ms. Spencer:

On February 23, 2005, the City Council approved Council Resolution #05-0661 awarding \$150,000 for the acquisition of 3200 E. Kiest Blvd., a 37.1 acre parcel for development of 201 housing units for the Cedar Crest Square project. The Residential Development Acquisition Loan Program (RDALP) loan award was made to Kiest Blvd., LP for ten (10) years at a one (1) percent interest rate. The RDALP loan will be in the form of a deferred payment loan forgiven over a period of ten (10) years, at one tenth per year, as long as the loan is in good standing and meets the affordability requirements. It is understood that the RDALP award will provide the necessary gap financing to close on the acquisition of the property. The following documentation and/or information is required by the Department prior to execution of a loan agreement. Please provide the following if not previously provided or if documents have changed:

- Executed Sales Contract with any additional terms and conditions for the acquisition of 3200 E. Kiest Blvd.
- Environmental Study
- Appraisal
- Lender's Financial Commitment for the total amount to be funded for the purchase of the property with terms and conditions and estimated closing date
- Revised budgets reflecting all costs associated with the development of the acquisition, infrastructure and construction of homes
- Property Description
- Deed Restrictions

You will recall that during our meeting last month with Jerry Killingsworth, we discussed the infrastructure gap and we requested a plan and confirmation of how the approximate \$500,000 gap would be filled. Until the funding gap is resolved, the Department will not be able to execute the RDALP loan. However, if the necessary

COD_HOU 0009321

April 19, 2005
Kiest Blvd., LP Award
Page 2

documents are submitted, the Department will be in a position to forward the loan package to the City Attorney's Office for development and execution.

Please understand that this letter is a non-binding commitment. Kiest Blvd., LP is not authorized to expend or contract to expend the RDALP funds until a final contract is approved and executed between Kiest Blvd., LP and the City. The funding is subject to the availability of federal CDBG funds and the terms contained in the final contract. Housing Department staff is ready to meet with you, at your convenience, to discuss the project and the information required to develop the contact.

If you have questions or require assistance during this process, please contact me at (214) 670-3601 or Terry Williams, Nonprofit Development Manager at 214-670-4648.

Sincerely,



Mark Obeso, Assistant Director
Housing Department

C: Jerry Killingsworth, Director
Terry Williams, Nonprofit Development Manager

COD_HOU 0009322

Bryan, Jimmy

From: Ronald W. Slovacek [landdevelopment@ez2.net]
Sent: Monday, May 16, 2005 3:39 PM
To: Bryan, Jimmy
Cc: andreaikc@grandecom.net
Subject: RE: City of Dallas Single Family Bond Program - Cedar Crest Square

Current status of Cedar Crest Square is as follows:

- Zoning request application was turned in last Wednesday, but was not accepted due to lack of traffic impact study not being attached. We were told at the preliminary zoning meeting that only a traffic study worksheet would be needed, not a traffic study. We are in process of getting this study completed so that our application is complete
- Final engineering is almost complete. At it's completion, we can prepare the tri-party agreement.

Some assistance that may be helpful concerns the traffic study. The traffic department could issue a waiver for the traffic study so that our zoning application would be complete without the traffic study. This study is costing us time and additional dollars. We've approached the Planning commissioner for the district about this and are waiting for a meeting with him to discuss.

Thanks for your time,
Ronald W. Slovacek

From: Bryan, Jimmy [mailto:jimmy.bryan@dallascityhall.com]
Sent: Friday, May 13, 2005 10:51 AM
To: landdevelopment@ez2.net
Subject: City of Dallas Single Family Bond Program - Cedar Crest Square

Ron,

Could you please provide a brief update on your subject development.

What is the status on the completion of your predevelopment/tri-party agreement?

Please let me know if I can be of any assistance.

Jimmy L. Bryan
Mortgage Assistance Program/SF Bond
Housing Department
214.670.5110

5/16/2005

COD_HOU 0009319

Williams, Terry

From: Bryan, Jimmy
Sent: Monday, May 16, 2005 4:06 PM
To: Obeso, Mark
Cc: Williams, Terry
Subject: City of Dallas Single Family Bond Program - Cedar Crest Square

Cedar Crest Square - Ron Slovacek

Zoning request application was turned in last Wednesday, but was not accepted due to lack of traffic impact study not being attached. They were told at prelim zoning meeting that only a traffic study worksheet would be needed not a traffic study.

Final engineering is almost complete, and then a tri-party agreement may be prepared.

Ron states that the Traffic department could issue a waiver for the traffic study so that the zoning application would be deemed complete. The study is costing him time and additional dollars. He has requested a meeting with the Planning Commissioner for the district.

He has requested assistance from the Housing Department concerning this issue.

Please let me know if our Department can assist him in the request for waiver.

Jimmy L. Bryan

Stuck gap financing

Zoning

Specific contract w/ Public works

COD_HOU 0009320

5/16/2005

013

Bryan, Jimmy

From: Bryan, Jimmy
Sent: Monday, June 13, 2005 9:08 AM
To: Obeso, Mark; Williams, Terry
Subject: Cedar Crest Square

Slovacek's update on his Bond Project:

\$500K gap financing is now a \$250K shortfall due to some re-engineering. He said Councilmember Chaney is assisting on this issue, and is supposed to get something in writing from Chaney's office this week concerning the gap financing shortfall.

Zoning turned in last Wednesday; they had to complete a Traffic Impact Analysis.

Private Development contracts in the works.

Jimmy L. Bryan

COD_HOU 0009318

6/13/2005

Bryan, Jimmy

From: Bryan, Jimmy
Sent: Tuesday, July 19, 2005 2:38 PM
To: 'landdevelopment@ez2.net'
Subject: Cedar Crest Square - Single-family Bond Program

Ron,

Could you please advise us of your plans with the subject project, based upon the preliminary denial from the Development Services Department.

Please e-mail me a response so as I can update the Housing Director.

Thank You

Jimmy L. Bryan
SFB/MAP Programs
Housing Department

*Ron S. telecon:
7/21/05 needs to talk to partner on Monday 7/25
- putting response together for Monday P.M.
- not a deal deal yet.*

7/19/2005

COD_HOU 0009309



CITY OF DALLAS

June 24, 2005

Mr. Ronald Slovacek
Kiest General, LLC
318A Dallas Drive
Denton, TX. 76205

RE: Single Family Housing Development Bond Program
Cedar Crest Square

Dear Mr. Slovacek:

Please find the enclosed City of Dallas letter, dated June 22, 2005, from the Development Services Department. Staff's preliminary recommendation is denial of the requested Planned Development District.

This case is tentatively scheduled for the July 21, 2005 City Planning Commission. Please keep the Housing Department informed on this project, as the Single Family Bond Participation Agreement must be executed by September 30, 2005, if this project is to continue forward.

Should you have questions, please contact Terry Williams at (214) 670-4648 or Jimmy L. Bryan at (214) 670-5110.

Sincerely,

Mark G. Obeso, Assistant Director
Housing Department

Enclosure

Jb/ccrest.

COD_HOU 0009311



CITY OF DALLAS

June 22, 2005

Mr. Allen Bussell
Greg Edwards Engineering
1621 Amanda Court
Ponder, TX 76259

VIA FACSIMILE (1-840-482-8128)

RE: Z045-248 (JP)

Northeast corner of E. Kiest Boulevard and Southerland Avenue

Dear Mr. Bussell:

Staff reviewed the abovementioned case on Tuesday, June 20, 2005. Staff's preliminary recommendation is denial of the requested Planned Development District. Staff's primary objections are the residential uses adjacent to the Central Wastewater Treatment Facility and the overall incompatibility with the heavy industrial nature of the area. Additional issues of this case are as follows:

- the residential adjacency to a DART maintenance facility to the north; to a landfill to the south; to a rendering plant to the southeast
- the minimum size of the townhouse lots and the density of the townhomes
- the overall incompatibility with the future Cadillac Heights levee and existing drainage patterns
- the overall incompatibility with the Trinity River Corridor Comprehensive Land Use Plan, adopted March 2005, primarily due to the proposed land uses, inadequate buffering, and location of uses in relation to existing industrial uses
- the width of the proposed roadways, specifically including the courtyard roadways, meeting the minimum standards for fire and safety vehicle access (please see Hamid Fard's email of June 22, 2005, 4:12pm for specific roadway review)
- the review comment from DART stating it is not responsible for screening or noise issues adjacent to its property

COD_HOU 0009312

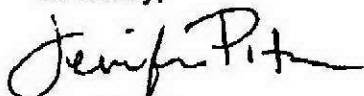
Per our Friday, June 17, 2005 meeting, some of your proposed PD conditions do not address some of requirements of the code, such as designating the private accessory community center and residential landscaping requirements. If you wish to make any additions or revisions, it should be received by July 1, 2005 in order to be included as the proposed PD conditions for the Commission meeting. This does not affect the Staff recommendation.

This case is tentatively scheduled for the July 21, 2005 City Planning Commission. Notification signs will need to be posted before 1:30 p.m. on Monday, July 11, 2005 for the July 21, 2005 CPC hearing. The form declaring the sign was properly posted is required and to be provided no later than 5:00 p.m. on July 11, 2005.

Staff would like to remind you that we strongly encourage all of our applicants to be in contact with the Plan Commissioner from the district. This property is located in District 7, and you may contact Commissioner Melvin Traylor at (214) 670-3086.

Please contact me at (214) 670-3917 if you have any questions.

Sincerely,



Jennifer Pitner
Senior Planner
Department of Development Services

Cc: The Hondo Trust

COD_HOU 0009313